

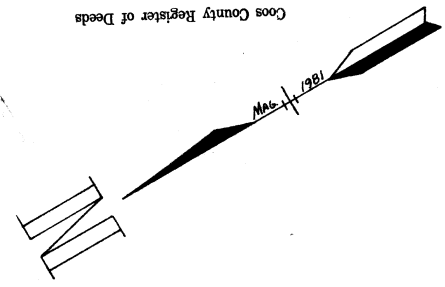
Colebrook 6.8 ac - Titus Hill Road
New Hampshire, 6.8 AC +/-



- Snowmobile Trail Access
- Utility Pole
- Spring
- Water Line Easement
- Road / Trail
- Stream
- Stream, Intermittent
- River/Creek
- Water Body
- Parcel Boundary
- Boundary

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Received
Goos County Register of Deeds
Recorded, Volume _____ Page _____
Examined Attest:



G. PICARD
n/f R. McNULTY

n/f
NUGENT, HOWARD, & BRYANT

n/f E. LAVIGNE

This map is hereby approved
by the Colebrook Planning Board
on 8-25-81, and shall be
filed on or before 11-25-81
with the Goos County Register
of Deeds.

S/D # 125

DATE: 8-25-81

COLEBROOK PLANNING BOARD

Jim Bessy
Albert F. ...
Josephine B. Nugent
Richard ...

Goos County Register of Deeds
Received Sept. 24 - 11:55 am 1981
Recorded, Volume _____ Page _____
Examined Attest:
Wm. A. ...

ERNEST LAVIGNE

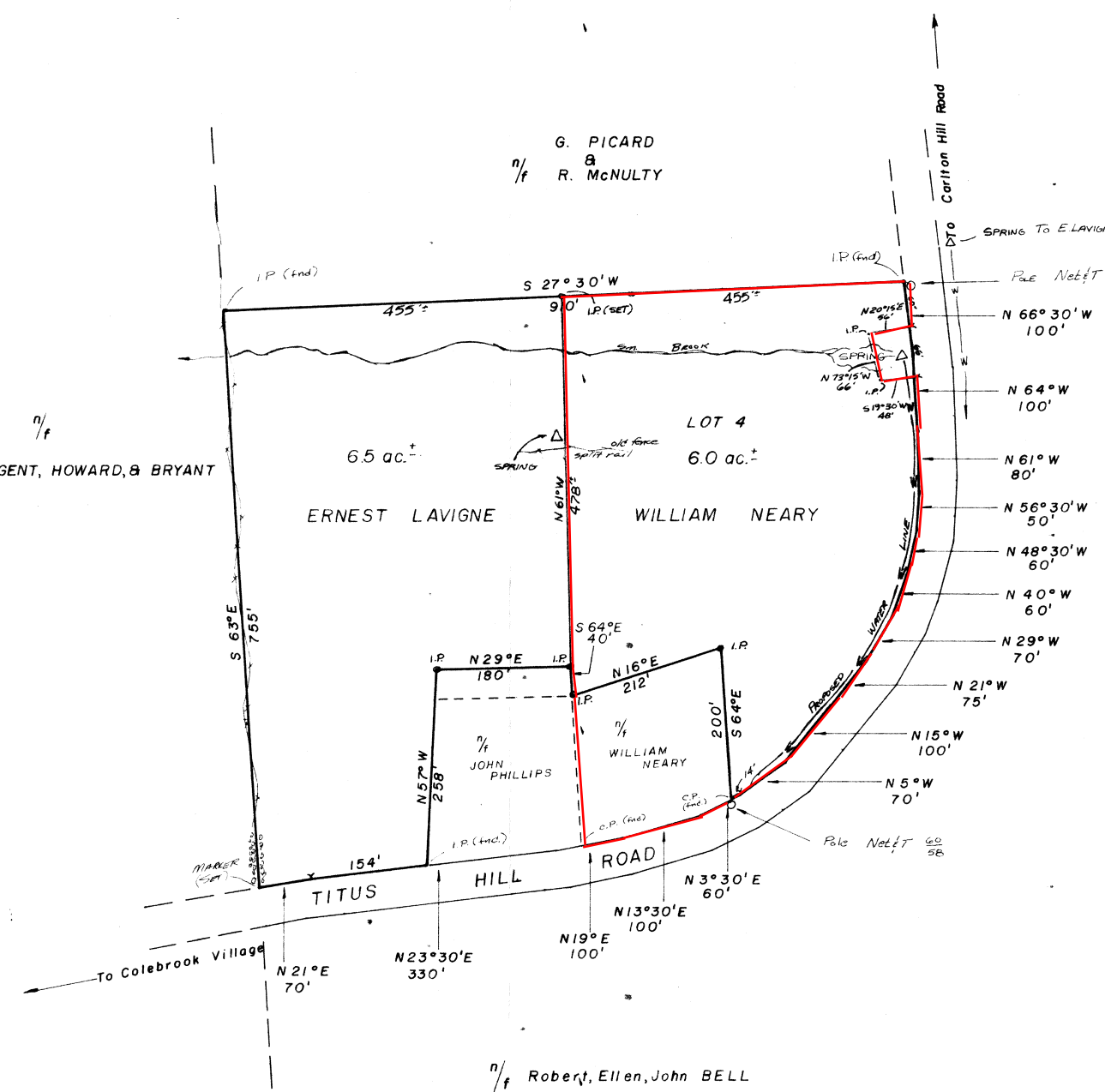
COLEBROOK, N.H.

Scale 1" = 100' August 5, 1981.

Robert W. Shaw, P.E.
Consulting Engineer, Colebrook, N.H.

A Tape & Compass Survey

I hereby certify that the survey
and this map has been done under
my supervision.
AUGUST 5, 1981.



n/f Robert, Ellen, John BELL



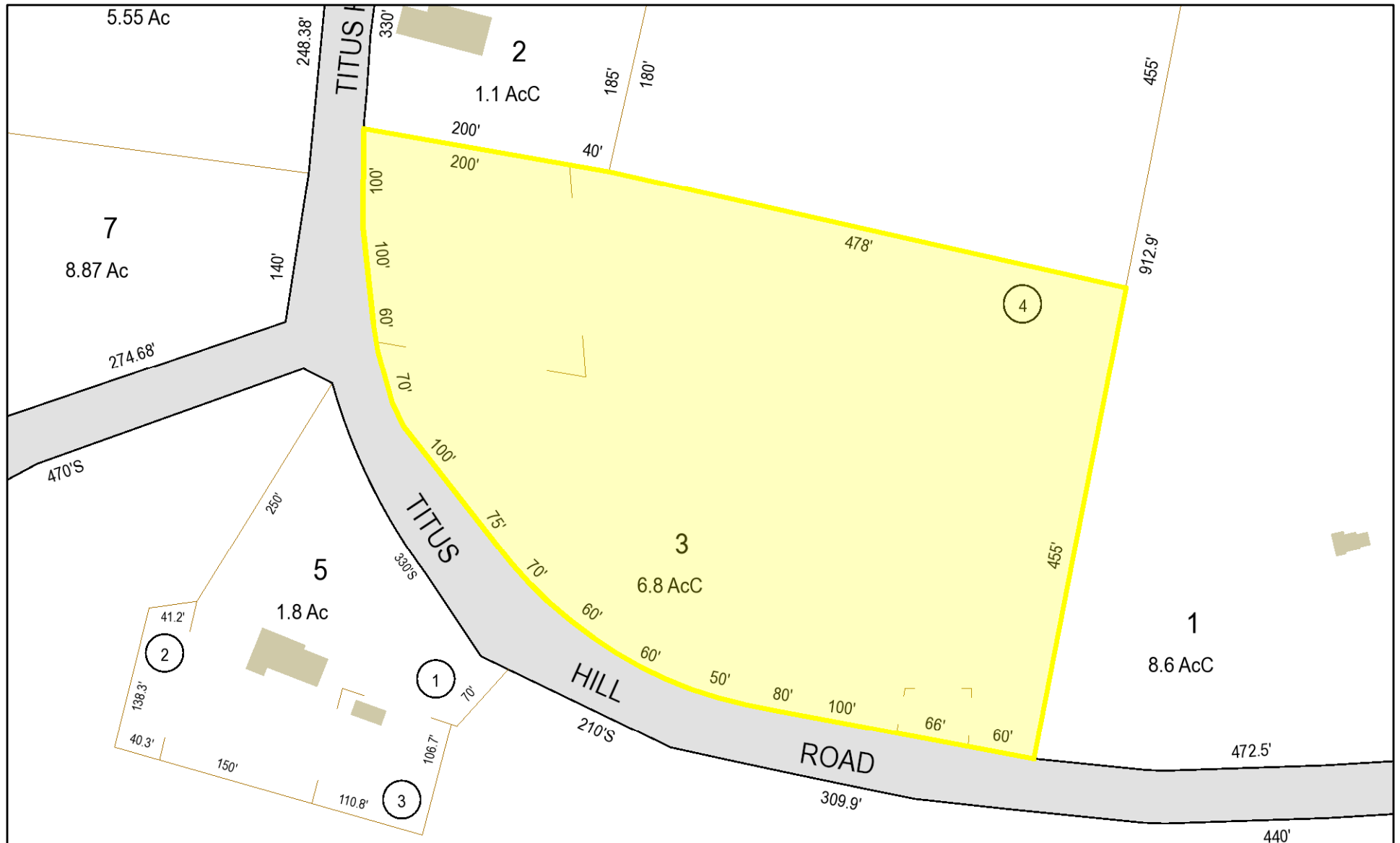
Colebrook, NH



January 31, 2023

1 inch = 133 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

After Recording Return To:
Goodwin Land Company LLC
2800 North 6th Street, 5010, St. Augustine, FL 32084

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Maureen T. Mackay, a single person of 384 Main Dunstable Road, Nashua, NH 03062**, for consideration paid, grants to **Goodwin Land Company LLC a Florida Limited Liability Company LLC, a Limited Liability Company** with a mailing address of **2800 North 6th Street, 5010, St. Augustine, FL 32084**, with **WARRANTY COVENANTS**:

PARCEL ONE:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of Colebrook, County of Coos, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at an iron pipe standing in the northerly limits of Titus Hill Road and being the southwest corner of the G. Picard and R. McNulty lands and the southeast corner of the herein described parcel of land;

Thence on a bearing of North sixty-six degrees thirty minutes West (N 66° 30' W) sixty (60) feet, more or less, to a point;

Thence on a bearing of North twenty degrees fifteen minutes East (N 20° 15' E) a distance of fifty-six (56) feet, more or less, to an iron pipe;

Thence on a bearing of North seventy-three degrees fifteen minutes West (N 73° 15' W) a distance of sixty-six (66) feet, more or less, to an iron pipe;

Thence on a bearing of South nineteen degrees thirty minutes West (S 19° 30' W) a distance of forty-eight (48) feet, more or less, to a point;

Thence on a bearing of North sixty-four degrees West (N 64° W) a distance of one hundred (100) feet, more or less, to a point;

Thence on a bearing of North sixty-one degrees West (N 61° W) a distance of

eighty (80) feet, more or less, to a point;

Thence on a bearing of North fifty-six degrees thirty minutes West ($N 56^{\circ} 30'$ W) a distance of fifty (50) feet, more or less, to a point;

Thence on a bearing of North forty-eight degrees thirty minutes West ($N 48^{\circ} 30'$ W) and continuing along the North side of Titus Hill Road a distance of sixty (60) feet, more or less, to a point;

Thence on a bearing of North forty degrees West ($N 40^{\circ}$ W) a distance of sixty (60) feet, more or less, to a point;

Thence on a bearing of North twenty-nine degrees West ($N 29^{\circ}$ W) a distance of seventy (70) feet, more or less, to a point;

Thence on a bearing of North twenty-one degrees West ($N 21^{\circ}$ W) a distance of seventy-five (75) feet, more or less, to a point;

Thence on a bearing of North fifteen degrees West ($N 15^{\circ}$ W) a distance of one hundred (100) feet, more or less, to a point;

Thence on a bearing of North five degrees West ($N 5^{\circ}$ W) a distance of eighty-four (84) feet, more or less, to an iron pipe marking the southwest corner of other land of William Neary;

Thence on a bearing of South sixty-four degrees East ($S 64^{\circ}$ E) along lands of said Neary a distance of two hundred (200) feet, more or less, to an iron pipe;

Thence on a bearing of North sixteen degrees East ($N 16^{\circ}$ E) along the lands of said Neary a distance of two hundred twelve (212) feet, more or less, to an iron pipe;

Thence on a bearing of South sixty-four degrees East ($S 64^{\circ}$ E) along the other lands of John Phillips a distance of forty (40) feet, more or less, to an iron pipe;

Thence on a bearing of South sixty-one degrees East ($S 61^{\circ}$ E) along the lands of Lavigne, and passing John Phillips' spring a distance of four hundred seventy-eight (478) feet, more or less, to an iron pipe standing in line of land of G. Picard and R. McNulty;

Thence on a bearing of South twenty-seven degrees thirty minutes West ($S 27^{\circ} 30'$ W) along the lands of G. Picard and R. McNulty a distance of four hundred fifty-five (455) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING the aforementioned John Phillips' spring and

the right to lay and maintain a water line from said spring to his property.

ALSO EXCEPTING AND RESERVING the right to lay and maintain a water line along and adjacent to Titus Hill Road as the above-described property borders Titus Hill Road to the spring owned by Ernest Lavigne, on a 66' x 56' x 66 x 48' plot retained by said Lavigne out of the northwest corner of the within described property.

The above described premises is more particularly shown on a Plan entitled "Ernest Lavigne, Colebrook, NH, Scale 1" = 100', August 5, 1981, Robert W. Shaw, P.E, Consulting Engineer, Colebrook, N.H." containing Subdivision approval by the Colebrook Planning Board, Number 125. Said Plan recorded in the Coos County Registry of Deeds in Pocket 6, Folder 2, Plan 36.

PARCEL TWO:

Beginning at a point on the northeast side of the public highway known as the "Titus Hill Road," where said highway intersects the northerly line of Lot #13 in the 1st Range in the Town of Colebrook, the aforementioned point being one and one-half (1 1/2) rods from the center of the public highway measured in a northeasterly direction and along the lands formerly owned by Earl Lyons and now owned by Willard Nugent, Dean Howard and Bertram Bryant; thence in an easterly direction and measured along the public highway right-of-way a distance of four hundred twenty-two (422) feet to an iron pipe, said pipe being the point of beginning of the herein described parcel of land; thence South sixty-four degrees East (S 64° E) along the lands of Ernest Lavigne a distance of two hundred (200) feet to an iron pipe; thence South sixteen degrees West (S 16° W) along the lands of Ernest Lavigne a distance of two hundred twelve (212) feet to an iron pipe; thence North sixty-four degrees West (N 64° W) along the lands of Ernest Lavigne a distance of two hundred (200) feet to an iron pipe standing in the line of public highway right-of-way; thence North sixteen degrees East (N 16° E) and along the public highway right-of-way a distance of two hundred twelve (212) feet to the point of beginning.

The Grantees herein are also given the right to take water sufficient for normal household purposes from a certain spring located on land, now or formerly, of Ernest Lavigne, located southeast of the premises herein conveyed.

Meaning and intending to describe and convey the same premises conveyed to Maureen T. Mackay by virtue of a deed from William H. Neary and Marilyn Neary AKA Marilyn Neary, dated January 9, 2004 and recorded with the Coos County Registry of Deeds on January 12, 2004 at Book 1066, Page 164.

Not homestead property.

Executed this 27th day of January, 2023.

Maureen T. Mackay
Maureen T. Mackay

STATE OF NH
COUNTY OF Hillsborough

Then personally appeared before me on this 27th day of January, 2023, the said Maureen T. Mackay and acknowledged the foregoing to be her voluntary act and deed.



Kristen Wenzel
Notary Public/Justice of the Peace
Commission expiration: 9/15/26

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. **SELLER:** Andrew Goering, President of Goodwin Land Company LLC and Goodwin Land Company LLC
2. **PROPERTY LOCATION:** 6.8 +/- acres off Titus Hill Road, Colebrook, NH
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: ☐ None ☐ Public ☐ Private ☐ Seasonal ☒ Unknown
☐ Drilled ☐ Dug ☐ Other
 - b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☐ No ☒ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.
 - e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____
 If YES to any question, please explain in Comments below or with attachment.
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 - f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
 Private: ☐ Yes ☒ No Unknown: ☒ Yes ☐ No
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☒ No
 Septic Design Available? ☐ Yes ☒ No
 Comments: _____
- b. IF PUBLIC OR COMMUNITY/SHARED:
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
- c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
 Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: _____ Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other
 IF YES: Size _____ Location: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
 SOURCE OF INFORMATION: _____
- f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

AG

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 6.8 +/- acres off Titus Hill Road, Colebrook, NH

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☐ NO ☒ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☒ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? ☐ YES ☐ NO ☒ UNKNOWN If YES, is the survey available? ☐ YES ☒ NO

i. Has the soil been tested? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

j. Has a percolation test been done? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

k. Has a test pit been done? ☐ YES ☐ NO ☒ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

l. Have you subdivided the property? ☐ YES ☐ NO ☒ UNKNOWN

m. Are there any local permits? ☐ YES ☐ NO ☒ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☒ UNKNOWN

o. Septic/Design plan available? ☐ YES ☐ NO ☒ UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ YES ☒ NO If YES, please explain: _____

9. ADDITIONAL INFORMATION:

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

agp
07/26/23
1:26 PM EST

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Andrew Goering, President of Goodwin Land Company LLC
dotloop verified
01/26/23 1:26 PM EST
03LR-YSXF-YRBT-AJNW

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE